

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

11a Campbell Street, Newstead Vic 3462

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$339,000

Median sale price

Median price

\$399,500

Property Type

House

Suburb

Newstead

Period - From

15/10/2018

to

14/10/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Hilliers St NEWSTEAD 3462	\$360,000	13/05/2019
2	10 Tivey St NEWSTEAD 3462	\$349,000	04/09/2019
3	4 Church St NEWSTEAD 3462	\$330,000	18/02/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

15/10/2019 15:51



 2  1  2

Rooms: 3

Property Type: House

Land Size: 580 sqm approx

Agent Comments

Comparable Properties



4 Hilliers St NEWSTEAD 3462 (REI/VG)

Agent Comments

 4  2  4

Price: \$360,000

Method: Private Sale

Date: 13/05/2019

Rooms: 6

Property Type: House

Land Size: 1000 sqm approx



10 Tivey St NEWSTEAD 3462 (REI)

Agent Comments

 3  1  2

Price: \$349,000

Method: Private Sale

Date: 04/09/2019

Rooms: 4

Property Type: House

Land Size: 733 sqm approx



4 Church St NEWSTEAD 3462 (REI/VG)

Agent Comments

 2  1  5

Price: \$330,000

Method: Private Sale

Date: 18/02/2019

Rooms: 3

Property Type: House

Land Size: 1200 sqm approx